175.0	0008	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 /	772,000
					USE VALUE:	772,000 /	772,000
					ASSESSED:	772,000 /	772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
315		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCEPPA ROBERT, OLGA L & LAURA
Owner 2:	TRS/ SCEPPA FMLY NOMINEE TRUST
Owner 3:	
Street 1:	315 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCEPPA ROBERT J & OLGA L -
Owner 2:	-
Street 1:	315 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1942, having primarily Vinyl Exterior and 1924 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4956.000	373,900		398,100	772,000
Total Card	0.114	373,900		398,100	772,000
Total Parcel	0.114	373,900		398,100	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.33 /Parcel: 401.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 117698

GIS Ref

GIS Ref

Insp Date 07/19/18

!13691!

PREVIOUS ASSESSMENT

Parcel ID 175.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	373,900	0	4,956.	398,100	772,000		Year end	12/23/2021
2021	101	FV	280,500	0	4,956.	398,100	678,600		Year End Roll	12/10/2020
2020	101	FV	280,600	0	4,956.	398,100	678,700	678,700	Year End Roll	12/18/2019
2019	101	FV	225,500	0	4,956.	392,400	617,900	617,900	Year End Roll	1/3/2019
2018	101	FV	225,500	1800	4,956.	301,400	528,700	528,700	Year End Roll	12/20/2017
2017	101	FV	225,500	1800	4,956.	284,300	511,600	511,600	Year End Roll	1/3/2017
2016	101	FV	225,500	1800	4,956.	261,600	488,900	488,900	Year End	1/4/2016
2015	101	FV	220,000	1800	4,956.	244,500	466,300	466,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:33:45

LAST REV

Date	Time
08/04/21	10:13:31
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13691

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCEPPA ROBERT J	55869-579		11/19/2010	Convenience	99	No	No		
	12719-483		10/31/1974		36,500	No	No		N

USER DEFINED

Prior Id # 1:	117698
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1476	Add Bath	199,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Meas/Inspect	CC	Chris C
10/23/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Meas/Inspect	243	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4956		Sq. Ft.	Site		0	70.	1.15	6									398,077						398,100	

Total AC/HA:	0.11377	Total SF/SM:	4956	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	398,077	Spl Credit		Total:	398,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1942	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30055761
Const Adj.:	1.03939605
Adj $ / SQ:	175.733
Other Features:	121800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459301
Depreciation:	85430
Depreciated Total:	373871

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

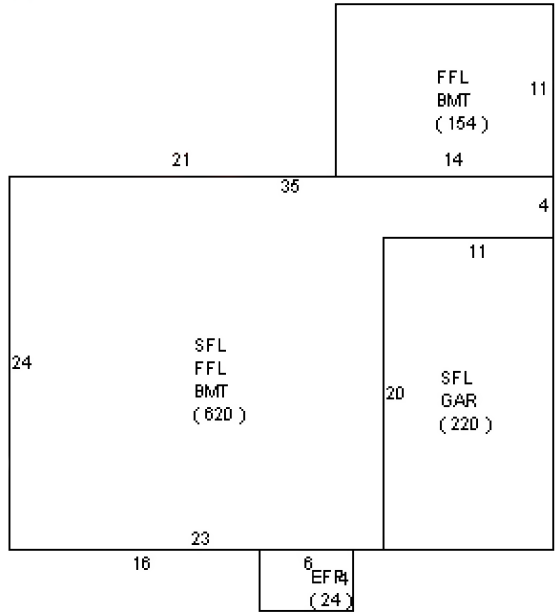
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.73
Special Features:	0	Val/Su Net:	142.06
Final Total:	373900	Val/Su SzAd	231.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	840	175.730	147,616
BMT	Basement	774	59.470	46,028
FFL	First Floor	774	175.730	136,018
GAR	Garage	220	27.400	6,028
EFP	Enclos Porch	24	75.460	1,811

Net Sketched Area:	2,632			Total:	337,501
Size Ad	1614	Gross Area	2632	FinArea	1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	F	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc